

Conditional Use Analysis

January 14, 2009

C-55-2008

World Wide Auto, Inc., Angelica Guanuna
7020 Gates Ave. and 7051 West UT Hwy 201
M Zone (2.36 Acres)

The applicant, Angelica Guanuna, is requesting a conditional use amendment for an expansion of a used auto sales business. The zoning for this area is M, Manufacturing. The West Valley City General Plan anticipates Light Manufacturing uses for this area. The surrounding zones are M and A. The surrounding uses include a tow yard to the east, Hwy 201 to the north and residential uses to the south and west.

On July 26, 2006, Ms. Guanuna received conditional use approval for a used car sales lot (C-19-2006). Since that time the business has grown considerably and they wish to expand on to the property to the west (.86 acres) which was previously used as a storage yard for a plumbing and excavation business (Gale Barnes C-12-2002).

The applicant proposes to utilize this storage area for vehicles that are for sale. The cars that are sold are typically damaged and may be inoperable however, the business does not include part sales and the vehicles on site are not used for their parts to restore other cars on site. This is strictly a used car sales business and is not considered a salvage yard or vehicle recycling facility under Chapter 7-29 of the West Valley City Municipal Code.

The storage areas are screened and fenced, the landscaping on both sites has been installed per the approved plans and shall be properly maintained, and the storage areas have a gravel surface. Other used car lots in the City have asphalt or concrete surfacing for the car sales/storage area, however these areas have been approved for vehicle and equipment storage in the past and they are screened from view so gravel may be an appropriate surface. Furthermore, most of the sales are done over the internet so they do not have a typical lot for display of cars for drop-in customers and the storage areas are not open to the general public and customers can not go through these areas unattended. The applicant also has property in Magna, and has plans to relocate the business to that parcel once the approval process is complete with Salt Lake County, so if the vehicles are not sold within 30 days they are moved to the Magna location.

The existing building on site houses the sales offices and bays for minor repairs (i.e., tires and windshields) and detailing of the vehicles to get them ready to sell. However, the site has not been reviewed or approved for car washing. The fluids from the cars are typically drained prior to transport so they will not be disposing of fluids on site. This business will not provide general auto repair to the public and they do not do any body work on the cars.

The original site has space for approximately 20 vehicles on a paved surface on the north portion of the lot. Five of these spaces are to be designated as customer parking. The area along the east side of the property is used for storage of display vehicles. This display

area is secured with a chain link fence and is hard-surfaced. Storage has typically been an enforcement problem at this location and there shall be no storage of vehicles or display in any other areas on or off site. All storage must be located in the gravel areas behind the fence or in the paved fenced area along the east side of the site. Furthermore, all loading and unloading of vehicles must be conducted on site and can not occur within the public right-of-way. There are access gates along the rear fence (Gates Ave.) to both lots and these are to be used as a fire access only and can not be used for business traffic.

The applicant has wall signs on the building and has not proposed a monument sign at this time.

Staff Alternatives:

Approval, subject to the resolution of any concerns raised at the public hearing, as well as the following conditions:

1. The rear storage areas must be surfaced with gravel and be maintained free of weeds. Storage is not allowed in areas that are not properly surfaced with gravel, asphalt, or concrete.
2. The landscaping shall be completed per the original approved plans for both sites and shall be properly maintained.
3. Storage and vehicle display is only permitted in the rear fenced gravel storage areas and the paved fenced area along the eastern portion of the site.
4. The access gates along the rear fence are to be used for a fire access only and can not be used for business traffic.
5. The storage areas must be completely screened with a 6' tall fence that is properly maintained. Damaged panels must be replaced and the metal fencing must be painted a consistent color.
6. There shall be no washing of cars on site without proper approval from West Valley City Public Works and Granger Hunter Improvement District.
7. Inoperable vehicles shall not remain on the property for more than 30 days.
8. Mechanical work on cars shall not be conducted outside.
9. Auto salvaging is not permitted at this location.
10. No loading or unloading of vehicles within the public right-of-way.

Continuance, to allow for the resolutions of any issues raised at the public hearing or to allow for a revised site plan/elevations to be submitted.